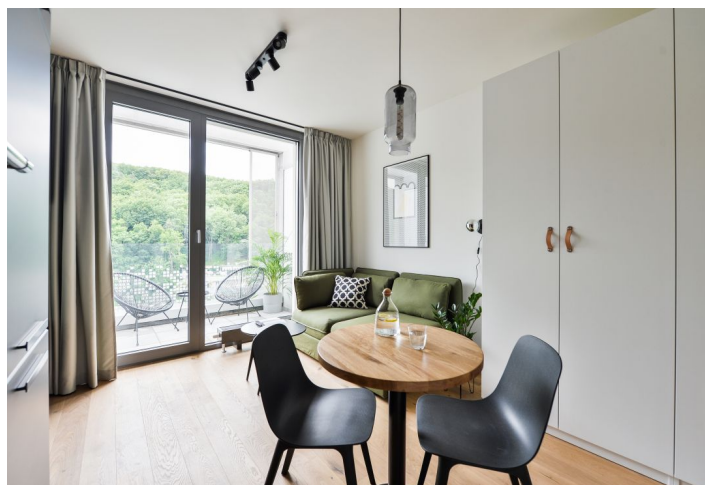




## Apartment Studio (1+kk)

Rented

24.5 m<sup>2</sup>, Prague 5, Košíře, Hlaváčkova





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24.5 m<sup>2</sup>, Prague 5, Košíře, Hlaváčkova

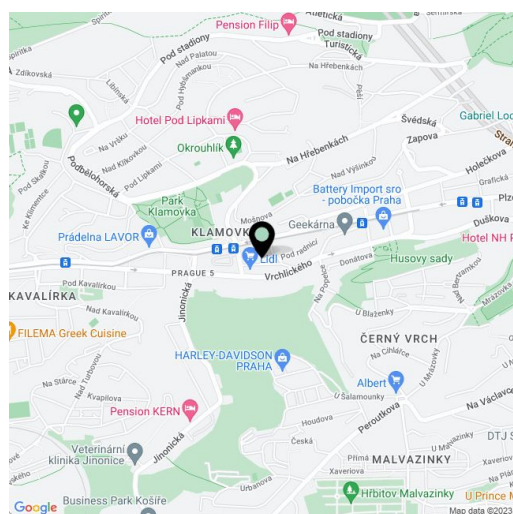
Rented

Total area	30 m <sup>2</sup>
Floor area*	25 m <sup>2</sup>
Terrace	6 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for services, water, and heating: CZK 2,800. Electricity is billed separately.
PENB	B
Reference number	36199
Available from	Immediately

Benefiting from a private south-facing terrace offering beautiful green views, this studio apartment is equipped with designer furniture. Set on the 6th floor in the newly built Prachnerova Residence with a camera system, underground parking, and a Lidl supermarket on the ground floor. The building is situated in Košíře, Prague 5, just a minute's walk from a tram stop, near a local forest park, the Klamovka and Husovy Sady parks, with rich amenities in close vicinity. Located five minutes by car from the Nový Smíchov commercial and entertainment center and the Anděl metro station.

The interior features a living room/bedroom with a fully fitted open plan kitchen and access to the **terrace**, a bathroom including a walk-in shower and a toilet, and an entrance hall with built-in wardrobes.

**Heat recovery ventilation**, floor-to-ceiling windows, **hardwood floor**, tiles, ample storage, security entry door, automatic exterior blind, central heating, washer/dryer, induction cooktop, dishwasher, sofa bed, garden furniture, storage on the terrace, **cellar**, chip entry.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.